

# All Agency Project Request

2013 - 2015 Biennium

<b><u>Agency</u></b>	<b><u>Institution</u></b>	<b><u>Building No.</u></b>	<b><u>Building Name</u></b>
University of Wisconsin	Milwaukee	285-0B-1937S	SANDBURG HALL SOUTH
<b><u>Project No.</u></b>	15K1G	<b><u>Project Title</u></b>	Sandburg Hall South Tower Restroom Renovation

## **Project Intent**

This project renovates 160 residence hall suite bathrooms located on floors 1 through 20 within the Sandburg Hall South Tower (120,000 GSF). This project will be accomplished in two phases. Phase I will complete work on floors 11-20 during the Summer of 2017 and Phase II will complete work on floors 1-10 during the Summer of 2018.

## **Project Description**

There are eight (8) restrooms per floor. Five (5) of the restrooms have an atypical room layout and the remaining 155 rooms have a similar layout. Project work includes replacing domestic water and sanitary waste piping, shower stalls, water closets, sinks, vanity shelves, fixtures and fittings, and all room finishes. Partial demolition and restoration of the gypsum wall boards will be required to facilitate water closets, piping, and vanity fixtures replacement. Full demolition and restoration of the shower tile and gypsum wall board systems will be required to allow piping and shower stalls replacement. The wing walls separating the shower stalls and vanities will be reconstructed. All room finishes will be replaced. Electrical outlets, lighting controls, and exhaust grilles will be replaced. Fire-stopping will be installed for all existing vertical penetrations in affected plumbing chases.

## **Project Justification**

The galvanized steel plumbing piping is original to the building (1967) and the lateral waste and water supply piping has failed in numerous locations due to corrosion and general age-related degradation. Emergency repairs have been performed to restore operations, but students have been displaced and inconvenienced on each occurrence. The frequency of failures is increasing, which has led to concerns regarding system dependability, safety, and loss of revenue. The lead lined shower pans have begun to leak which have required costly and only temporary repairs due to the difficulties of interfacing with existing aged materials. When plumbing piping and shower leaks occur, wastewater and city water travels vertically through plumbing chases to the basement level due to the lack of fire-stop materials and penetration sealant. Fire safety will be enhanced with the completion of this project.

## **A/E Consultant Requirements**

☒ A/E Selection Required?

Consultants should have specific expertise and experience in the design and coordination of phased remodeling work which involves architectural, plumbing, and electrical disciplines. Work includes site surveys, acquiring field data, and verifying as-built conditions to assure accurate development of design and bidding documents, and production of necessary design and bidding documents. Consultants should indicate specific projects from past experience (including size, cost, and completion date) in their letter of interest and when known, include proposed consulting partners and specialty consultants.

## **Commissioning**

- ☒ Level 1  
☐ Level 2

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<u>Project Budget</u>			<u>Funding Source(s)</u>	<u>Total</u>
Construction Cost:	\$		GFSB - []	\$0
Haz Mats:	\$		PRSB - []	\$0
Construction Total:	\$		Agency/Institution Cash [AGF0]	\$2,963,000
Contingency: 10%	\$		Gifts	\$0
A/E Design Fees: 8%	\$		Grants	\$0
DFD Mgmt Fees: 4%	\$		Building Trust Funds [BTF]	\$0
Other:	\$		Other Funding Source	\$0
		<b>\$2,963,000</b>		<b>\$2,963,000</b>

## Project Schedule

SBC Approval: 02/2016  
 A/E Selection: 03/2016  
 Bid Opening: 11/2016  
 Construction Start: 05/2017  
 Substantial Completion: 08/2018  
 Project Close Out: 12/2018

## Project Contact

Contact Name: Jay P. Gilboy  
 Email: <gilboy@uwm.edu>  
 Telephone: (414) 750-1267 x

## Project Scope Consideration Checklist

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- Will the building or area impacted by the project be occupied during construction? If yes, explain how the occupants will be accommodated during construction. ☒ ☐  
*All project work will be coordinated through campus physical plant staff to minimize disruptions to daily operations and activities.*
- Is the project an extension of another authorized project? If so, provide the project #... ☒ ☐  
*13A21.*
- Are hazardous materials involved? If yes, what materials are involved and how will they be handled? ☒ ☐  
*Required hazardous materials abatement has been included in the estimated project schedule and project budget.*
- Will the project impact the utility systems in the building and cause disruptions? If yes, to what extent? ☒ ☐  
*All project work will be coordinated through campus physical plant staff to minimize disruptions to daily operations and activities.*
- Will the project impact the heating plant, primary electrical system, or utility capacities supplying the building? If yes, to what extent? ☐ ☒
- Are other projects or work occurring within this project's work area? If yes, provide the project # and/or description of the other work in the project scope. ☐ ☒
- Have you identified the WEPA designation of the project...Type I, Type II, or Type III? ☒ ☐  
*Type III.*

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8. Is the facility listed on a historic register (federal or state), or is the facility listed by the Wisconsin Historical Society as a building of potential historic significance? If yes, describe here. ☐ ☒
9. Are there any other issues affecting the cost or status of this project? ☐ ☒
10. Will the construction work be limited to a particular season or window of opportunity? If yes, explain the limitations and provide proposed solution. ☒ ☐  
*Project work is seasonal. Preferred project work schedule should be limited to late spring, summer, and/or early fall months if possible.*
11. Will the project improve, decrease, or increase the function and costs of facilities operational and maintenance budget and the work load? If yes, to what extent? ☒ ☐  
*Completion of this project will decrease operational maintenance costs.*
12. Are there known code or health and safety concerns? If yes, identify and indicate if the correction or compliance measure was included in the budget estimate, or indicate plans for correcting the issue(s). ☐ ☒
13. Are there potential energy or water usages reduction grants, rebates, or incentives for which the project may qualify (i.e. Focus on Energy <<http://www.focusonenergy.com>> or the local utility provider)? If yes, describe here. ☐ ☒
14. If this is an energy project, indicate and describe the simple payback on state funding sources in years and the expected energy reduction here. ☐ ☒